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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM WORK CENTRE USE TO RESIDENTIAL USE IN BAGH AMBERPET (V), AMBERPET (M).

*[Memo No.e69835/Plg.I(1)/2018-2, Municipal Administration & Urban Development (Plg.I(1)),
10th October, 2019.]*

The following draft variation to the land use envisaged in the Revised Development Plan (Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle-IX (Old Circle-III) notified vide G.O.Ms.No.363, MA & UD, dt: 21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in premises H.No. in H.No. 2-3-745, Bagh Amberpet (V) Amberpet (M) to an extent of 1396.39 Sq.Mts. (road affected area 111.25 sq. mtrs. and net site area 1285.14 Sq.Mtrs.) which is presently earmarked for Work Centre use zone as per Revised Development Plan (Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle-IX (Old Circle-III) notified vide G.O.Ms.No.363, MA & UD, dt: 21.08.2010, is now proposed to be designated as Residential use zone **subject to the following conditions.**

- The applicant shall pay the Development / conversion charges to HMDA as per rules in force, before issue of final orders.
- The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt: 07.04.2012.

- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- f) CLU shall not be used as proof of any title of the Land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- j) The applicant shall handover the area affected by proposed 12mtrs. wide Master Plan road to an extent of 111.25 Sq.mtrs. in favor of GHMC before undertaking any development on the site under reference.
- k) The applicant shall hand over the area affected under proposed master plan road to the local body at free of cost through registered gift deed before undertaking any development in the site under reference.
- l) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- m) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

SCHEDULE OF BOUNDARIES

NORTH : Renault car showroom.

SOUTH : Existing 6.3 mts. to 7.5 mts. wide CC road (Proposed 12 mtrs.).

EAST : Ground floor and first floor existing residential house, ground+2 floors residential House No.2-3-734/B, ground+1 floor, residential House No. 2-3-734/3, ground + 3 upper floors, residential House No. 2-3-734/4.

WEST : Ground floor clinic and 2 upper floors residential, House No. 2-3-745/3, open plot, temple and ground+1 residential house work under progress.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE & RESIDENTIAL USE TO CONSERVATION USE IN LAKDARAM (V), PATANCHERU (M), SANGAREDDY DISTRICT.

[Memo No.e62671/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)), 10th October, 2019.]

The following draft variation to the land use envisaged in the as per notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA & UD, dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. No.747/1 of Lakdaram (V) Patancheru (M), Sanga Reddy District to an extent of Ac. 25-75 Gts, which is presently earmarked for Residential use zone in the notified Master Plan MDP-2031 approved vide G.O.Ms.No.33, MA & UD, dt:24.01.2013, is now proposed to be designated as Conservation use zone for Quarry purpose **subject to the following conditions.**

- a. The applicant has to submit the NOC from the Irrigation and Revenue Department (issued by Jt. Collector / Collector) before issue of NOC for Quarry purpose from HMDA.
- b. The applicant should not take up any quarry operations in the water body buffer zone and applicant has take measures that the water should not be polluted due to quarrying and crushing activities.
- c. The applicant shall not be allowed to carry any quarrying operation in the area of circulation network (i.e., on the proposed 45 mtrs. and 30 mtrs. wide Master Plan roads alignment).
- d. The Quarrying should be at ground level only.
- e. The applicant has to fill the quarry pit (if any pits developed due to quarry prior to permission) once the operation is finished.
- f. The applicant has to submit environmental clearance from the State Environment Impact Assessment Authority at the time of taking NOC permission from HMDA.
- g. There shall be a 5 m width of green belt along the boundary of the site, so as to act as a barrier.
- h. The applicant shall pay the change of land use charges, processing charges and publication charges and other charges to HMDA as per rules in force, before issue of final orders.
- i. The applicant shall form the 40 feet wide BT surface road from the nearest main road upto applicant site.
- j. In case of expansion or any change in manufacturing process, a fresh application shall be submitted.
- k. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012 and G.O.Ms.No.33, dt:24.01.2013.
- l. All the rules & regulations notified by the Ministry of Environment & Forests, Govt., of India shall be followed.
- m. The applicant shall not carry out work without permission of HMDA.
- n. The applicant is the whole responsible, if any discrepancy occurs in the ownership aspects / lease aspects, ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- o. The conversion charges are not paid within the thirty (30) days, the orders of CLU will be withdrawn without any further notice.
- p. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- q. The applicant shall provide 5.0 mtrs. wide or as per rules in force thick green plating towards designated Residential Use Zone in order to segregate the Quarrying Activity.
- r. The industry shall provide dust containment cum suppression system for the equipment.
- s. The industry shall provide cladding to the vibrating screen so as to arrest the dust emissions.
- t. The industry shall provide on elevated closed bunker for collection of dust and the dust conveyor has to be fully covered with MS sheets. Loading of dust shall be done directly into the trucks which should be brought below the bunkers / bins.
- u. The industry shall regularly carry out sprinkling of water at raw material loading and at transfer points to control dust emissions.

- v. The industry shall construct wind braking wall to prevent dust spreading to the surrounding areas.
- w. The industry shall carry out regular cleaning and wetting of the ground with in the premises.
- x. The industry shall take all precautionary and safety measures during process of operation.
- y. The industry shall not cause any air pollution, dust nuisance in the surrounding environment.
- z. The applicant shall comply all the conditions laid down by the SEIAA in their consent order.
- aa) Submission of falls information / fabricated data and failure to comply with any of the conditions mentioned in this order result in withdrawal of the CLU order.

SCHEDULE OF BOUNDARIES

- NORTH** : Sy. No. 747/1 Part of Lakdaram Village.
- SOUTH** : Sy.Nos. 746 & 747 (P) of Lakdaram Village.
- EAST** : Sy. No. 747/1 Part of Lakdaram Village.
- WEST** : Sy. No. 747/1 Part of Lakdaram Village.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI-URBAN USE TO AGRICULTURAL / CONSERVATION USE FOR QUARRY IN BYATHOLE (V) KANDI (M), SANGA REDDY DISTRICT.

*[Memo No.e-62537/Plg.I(1)/2018-2, Municipal Administration & Urban Development (Plg.I(1)),
10th October, 2019.]*

The following draft variation to the land use envisaged in the notified Master Plan of MDP-2031 issued in G.O.Ms.No.33, MA & UD, dt: 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.157/13 of Byathole (V), Kandi (M), Sanga Reddy District to an extent of 40470 Sq. Mts. which is presently earmarked for Peri-urban use in the notified Masterplan of MDP-2031 issued in G.O.Ms.No.33, MA & UD, dt:24.01.2013 is now proposed to be designated as Agricultural / Conservation use for quarry purpose **subject to the following conditions.**

- a) The applicant shall pay the Development charges / conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.
- b) The applicant shall pay the publication charges and processing charges any other charges to HMDA as per rules in force, before issue of final orders.
- c) If the development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- e) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

- f) The owners/applicants shall develop the roads free of cost as may be required by the local authority.
- g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/ development permission and it must be ensured that the best financial interest of the Government are preserved.
- h) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- i) The above change of land use is subject to conditions that may be applicable under Urban Land Ceiling and TS Agriculture Ceiling Act.
- j) The Owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, land ceiling clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- k) The change of land use shall not be used as the proof of any title of the land.
- l) The CLU does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- m) The owner/applicant before undertaking any development activity in the site under reference existing buildings should be demolished.
- n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- o) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012 with respect to HT Line if any passing through the site under reference.

SCHEDULE OF BOUNDARIES

NORTH	: Sy. No. 157 of Byathole Village.
SOUTH	: Sy. No. 157 of Byathole Village.
EAST	: Sy. No. 157 of Byathole Village.
WEST	: Yerdanur Village boundary.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN JUBILEE HILLS, HYDERABAD.

***[Memo No.2817/Plg.I(1)/2017-2, Municipal Administration & Urban Development (Plg.I(1)),
10th October, 2019.]***

The following draft variation to the land use envisaged in the as per the Revised Development Plan (Master Plan) of Erstwhile MCH Area (GHMC Core Area) for GHMC Circle-X (Old Circle-V) vide G.O.Ms.No.363, MA & UD, dt: 21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot No.11, Road. No.5, Jubilee Hills, Hyderabad to an extent of 1511 Sq.Yds. or 1263 Sq.Mtrs (Road affected area of 182.85 sq. mtrs. and net site area is 1080.15 Sq.Mtrs.), which is presently earmarked for Residential use zone as per the Revised Development Plan (Master Plan) of Erstwhile MCH Area (GHMC Core

Area) for GHMC Circle-X (Old Circle-V) vide G.O.Ms.No.363, MA & UD, dt:21.08.2010 is now proposed to be designated as Commercial Use Zone **subject to the following conditions.**

- a) The applicant shall pay the Development / Conversion charges to HMDA before confirming the CLU orders as per rules in force.
- b) The applicant shall pay 3 times of impact fee at the time of issue of building permission by GHMC.
- c) The owner/applicant is solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- d) The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt: 07.04.2012.
- e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- g) The CLU orders shall not be used as proof of any title of the land.
- h) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- i) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- j) If the conversion charges are not paid within stipulated time, Permission will be withdrawn without any further notice.
- k) The applicant shall hand over the area affected under proposed 30 mtrs. wide Master Plan road to an extent of 182.85 Sq.Mtrs. to GHMC/HMDA at free of cost through registered Gift Deed before taking any development in the site u/r.
- l) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been canceled without notices and action will be taken as per law.
- m) To demolish any existing old building if any, before undertaking any development on the site u/r.

SCHEDULE OF BOUNDARIES

NORTH	: Existing House G+1 floor.
SOUTH	: Existing 15 mts. wide approach road (prop.30 mts.) and Metro line.
EAST	: Plot No. 12 i.e., H. No. 8-2-293/82A/9.
WEST	: Plot No. 10 i.e., H. No. 8-2-293/82A/12.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL SITUATED AT NALAGANDLA (V), SERILINGAMPALLY (M), R.R. DISTRICT.

[Memo No.3566/Plg.I(1)/2018-3, Municipal Administration & Urban Development (Plg.I(1)), 10th October, 2019.]

The following draft variation to the land use envisaged in the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD, dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the

Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site is in Block No. 34, Sy.No.301/P situated at Nalagandla (V), Serilingampally (M), Ranga Reddy District to an extent of 1240.68 Sq.Mts., which is presently earmarked for Residential Zone as per the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD, dt:03.04.2008 is now proposed to be designated as Commercial Use zone subject to handing over of road widening portion if any and **subject to the following conditions.**

- a) The applicant shall pay the Development charges / Conversion charges / change of land use charges to HMDA as per rules in force, before issue of final orders.
- b) The owner/applicant is solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use porposed.
- c) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
- d) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The CLU orders shall not be used as proof of the title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The applicant shall hand over the area affected under road widening to local body.
- i) The Change of Land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- j) The applicant shall demolish the existing building falling in the setbacks if any as per G.O.Ms.No.168, MA, dated: 07.04.2012.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	12.0 mtrs. Road in Sy No. 301 Nalagandala.
SOUTH	:	12.0 mtrs. Road in Sy No. 301 Nalagandala.
EAST	:	30.0 mtrs. Road in Sy No. 301 Nalagandala.
WEST	:	Sy No. 301 Nalagandala.

ARVIND KUMAR,
Principal Secretary to Government.

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